

DEED TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that M. G. PROFFITT, INC. a Corporation chartered under the laws of the State of South Carolina and having a principal place of business at South Carolina, in consideration of FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$48,500.00) Dollars, and assumption of below-mentioned mortgage, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto EDWARD D. COHEN and LUIZA COHEN, their heirs and assigns forever.

ALL that certain piece, parcel, or lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, on the southeasterly side of Silver Creek Court, being known and designated as Lot No. 281, Map No. 1, Section One, Sugar Creek as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5D, Page 18, and having, according to said plat, the following metes and bounds, to-wit: - 195 - 534.3 - 1 - 33

BEGINNING at an iron pin on the southeasterly side of Silver Creek Court at the joint front corner of Lots 281 and 280, and running thence with the common line of said lots, S 47-54 E 174.9 feet to an iron pin in the joint rear corner of Lots 281 and 280; thence N 55-29-48 E 9.57 feet to an iron pin; thence N 23-22-48 E 128.2 feet to an iron pin in the joint rear corner of Lots 281 and 282; thence with the common line of said lots, N 58-15 W 150.5 feet to an iron pin on the southeasterly side of Silver Creek Court; thence with the southeasterly side of Silver Creek Court, S 35-28-21 W 104.86 feet to the point of beginning.

This conveyance is subject to a 10 foot drainage easement across rear lot line, and to all restrictions, setback lines, roadways, easements, and rights of way affecting the property.

Being the same conveyed to the Grantor by deed recorded in said R.M.C. Office in Deeds Book 1006, Page 267.

The Grantee assumes and agrees to pay the promissory note, executed by the Grantor to Fidelity Federal Savings and Loan Association, secured by mortgage recorded in said R.M.C. Office in Mortgage Book 1321, Page 731, on which there is a balance of \$20,000.00.



97.00
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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' heirs or assigns, forever. And the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or assigns and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 27th day of August 1975

SIGNED, sealed and delivered in the presence of

Dorothy Good
Sam L. Bloom

M. G. PROFFITT, INC. (SEAL)
A Corporation
By: *M. Graham Proffitt III*
President: M. Graham Proffitt, III
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of August 1975

Sam L. Bloom (SEAL)
Notary Public for South Carolina
My commission expires: NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES AUGUST 16, 1977

RECORDED this day of AUG 27 1975 at M. No. 5232

1023-12-11

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